

Issued: October 16, 2015

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 16, 2015
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: Jared Grise; Commissioners: Thomas Foley, Lisa Sadinsky; Michael Johnson, Brian Pudlik, ZEO and Secretary to ZBA

ABSENT: Don Neville, Todd Doyle, Josh Smilowitz, Angelo DiMatteo

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, September 16, 2015, at 7:00 p.m., to hear and act on the following petitions:

NEW BUSINESS:

#23-15 243 Steele Road: Petition of Steele Road, LLC, requesting a variance to section 177-33(F)(3), Signs in multifamily residence districts. Requesting a 156 square foot variance to the 100 square foot limitation for signs pertaining to the construction of property. The proposal is for two, two-sided 64 square foot signs for a total of 256 square feet, in order to announce the development of the new apartment complex at the subject property. The signs will be up for a period of 24 months and are proposed per plans on file.
SDD/RM-MS Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Johnson. Commissioner Grise made a motion to amend the original motion such that the request be limited to one double-sided sign to be a maximum of 64 square feet per side (total of 128 square feet) and located towards the middle of the street frontage; second by Commissioner Foley: Vote 4-0 to amend original motion. In reaching its decision on the original motion as amended, the Board found the following conditions to exist:

1. **The frontage is large enough to warrant a larger sign than that which is permitted by ordinance**
2. **The request for two signs was found to be excessive despite the large street frontage**
3. **The sign is temporary in nature**

VOTE: 4-0; Voting in favor were Commissioners: Grise, Foley, Sadinsky and Johnson (seated for Smilowitz).

Opposed- 0

Petition unanimously approved



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#24-15 101-103 Ardmore Road: Petition of F. Fuerst, requesting a variance to section 177-20, Obstructions in Yards. Requesting a +/-4 foot variance to the required 25 foot side yard setback on the north side of the home and a +/-5 foot variance to the 25 foot side yard setback on the south side, both for the construction of a 10' x 10' two-story rear deck, per plans on file.

RM-3R Zone

Applicant not in attendance hearing was postponed to October 21, 2015.

Regular meeting of the Zoning Board of Appeals following the presentation of petitions:

- Discussion and vote on each petition
- Approval of minutes: Minutes of the regular meeting held Wednesday, July 15, 2015. ***Postponed***
- Election of ZBA Officers for 2015 (postponed from May 20th ZBA meeting) ***Postponed***
- Adjournment. Motion to adjourn. Motion/Grise; Second/Johnson; unanimously approved. VOTE: 4-0

Meeting adjourned 7:45 pm.